

WICHITA HISTORIC PRESERVATION BOARD MINUTES

14 MARCH 2005

**KANSAS AVIATION MUSEUM, 3350 S. GEORGE WASHINGTON BLVD., 2ND FLOOR
12:30 P.M.**

ITEM NO. 1 BOARD RETREAT: DISCUSSION

Board Retreat was called to order at 12:45 p.m. Those present were George Platt; Paul Cavanaugh; Randall Steiner; Kim Edgington; Mim Hiesterman; Claire Willenberg; John Schlegel, Director MAPD; Dale Miller, Chief Planner, Current Plans, MAPD; Kathy Morgan, Senior Planner, Historic Preservation Office, MAPD; Barbara Hammond, Planning Analyst, Historic Preservation Office, MAPD; Michelle Enke, City Historian; Ryan Campbell, City Archaeologist; and Mike Gable, Permit Writer, Office of Central Inspection.

Report was given by Kathy Morgan on the funding situation for the planning analyst position. The board discussed with MAPD staff potential funding sources for the position.

Ryan Campbell gave an overview of the City Archaeologist office and discussed two cases that had been found to have some archaeological data. Board requested that an archaeological field trip be scheduled for the April meeting.

Michelle Enke, City Historian, reported on activities at the library. They are planning the 135th anniversary celebration of the incorporation of the City of Wichita. Paul Cavanaugh and Randal Steiner agree to be tour guides for the event.

3:00 P.M. PUBLIC HEARING OF REGULAR BUSINESS

ITEM NO. 2 ROLL CALL

Members Present :

George Platt
Randal Steiner
Claire Willenberg
Kim Edgington
Paul Cavanaugh
Mim Hiesterman

Staff Present :

Kathy Morgan, Senior Planner, Historic Preservation, MAPD
Barbara Hammond, Planning Analyst, Historic Preservation, MAPD
Mike Gable, Office of Central Inspection

Ex Officio Members:

Michelle Enke, City Historian
Ryan Campbell, City Archaeologist

ITEM NO. 3 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Renumber Item numbers in correct sequence, defer Item No. 8-17 per the request of the applicant, and request to add HPC2005-00039 to the agenda.

Motion #1: Motion made by Steiner, 2nd by Willenberg to make the changes to the agenda. Motion carried unanimously (6-0).

ITEM NO. 4 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential approximately \$86,000
Revolving Loan Fund – Non-Residential
Deferred Loan Fund – Residential approximately \$80,000

ITEM NO. 5 CORRESPONDENCE

Kansas Preservation Alliance newsletter
Notice from SHPO of listing of 1245 N Broadway, Lewelling House

ITEM NO. 6 APPROVAL OF MINUTES FROM THE 14 FEBRUARY MEETING

Motion #2: Motion made by Edgington, 2nd by Hiesterman to approve February minutes as presented. Motion carried unanimously (6-0).

ITEM NO. 7 OLD BUSINESS

None

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2004-00015) Warehouse and Jobbers Historic District
 APPLICANT: George Lay Signs
 FOR: 800 E. 1st

Applicant proposes to remove existing sign and replace with aluminum and neon sign.

2. **MINOR:** (HPC2005-00016) Warehouse and Jobbers Historic District, East Douglas HD
 APPLICANT: Dave Burk
 FOR: 800 – 802 E Douglas

Applicant proposes to repair/replace windows on north elevation, relocate rear door. Tax Credit Project

3. **MINOR:** (HPC2005-00017) Rumley Building, Warehouse and Jobbers Historic District
 APPLICANT: Dave Burk
 FOR: 815 E 2nd

Applicant proposes to rehabilitate for condominiums. Tax Credit Project

4. **MINOR:** (HPC2005-00019) Environs, Old County Courthouse
 APPLICANT: James Koontz
 FOR: 633 N. Broadway

Applicant proposes to re-roof commercial building.

5. **MINOR:** (HPC2005-00020) Environs, Old City Hall & Wheeler Kelly Hagney Bldg
 APPLICANT: Trimark Signworks
 FOR: 123 S Market

Applicant proposes to install aluminum wall sign with blue vinyl letters.

6. **MINOR:** (HPC2005-00021) Environs, Old City Hall & Wheeler Kelly Hagney Bldg
 APPLICANT: Trimark Signworks
 FOR: 100 S. Broadway

Applicant proposes to re-face existing wall signs for Wichita CVB.

7. **MINOR:** (HPC2005-00022) Environs, Park Place/Fairview HD & Steinbuchel House
 APPLICANT: Wichita Roofing
 FOR: 1902 N Fairview

Applicant proposes to re-roof house.

8. **MINOR:** (HPC2005-00023) Warehouse & Jobbers HD, East Douglas Ave HD
 APPLICANT: Miracle Signs
 FOR: 804 E Douglas

Applicant proposes to apply new vinyl letters to existing awning for Java Nation.

9. **MINOR:** (HPC2005-00024) Environs, Bitting Historic District
 APPLICANT: Dick Guthridge
 FOR: 717-19 Pippin Ct.

Applicant proposes to tear off roof down to deck and re-roof detached garage.

10. **MINOR:** (HPC2005-00025) Environs, Bitting Historic District
 APPLICANT: Dick Guthridge
 FOR: 732-34 Pippin Ct.

Applicant proposes to tear off room down to deck and re-roof house.

11. **MINOR:** (HPC2005-00028) Old City Hall
 APPLICANT: Buckley Roofing
 FOR: 204 S. Main

Applicant proposes to repair roof on mechanical room.

12. **MINOR:** (HPC2005-00029) Environs, Topeka/Emporia Historic District
 APPLICANT: Buckley Roofing
 FOR: 929 N. St. Francis

Applicant proposes to re-roof structure on St. Francis campus with modified bitumen.

13. **MINOR:** (HPC2005-00030) Environs, Topeka/Emporia Historic District
 APPLICANT: Freestyle Signs
 FOR: 1430 N. Broadway

Applicant proposes to change existing pole sign face.

14. **MINOR:** (HPC2005-00032) Environs, Engine House No. 6
 APPLICANT: Greg Herndon
 FOR: 1315 S. Market

Applicant proposes to tear off roof, re-deck and re-roof with composition asphalt shingles.

15. **MINOR:** (HPC2005-00034) Environs, Munger House
 APPLICANT: O'Dell & Son Contractors
 FOR: 1871 Sim Park Drive

Applicant proposes to re-roof Law Office, Bath House, Hotel, Livery Stable and Blacksmith shop with wood shingles.

Motion #3: Motion by Cavanaugh, 2nd by Edgington to receive and file Minor Certificate of Appropriateness HPC2005-15 through -17, -19 through 25, -28 through -30, -32, and -34. Motion carried unanimously (6-0)

16. **MAJOR:** (HPC2005-00031) Environs, Park Place/Fairview Historic District
 APPLICANT: Jesus & Lydia Cenicerros
 FOR: 1622 N. Jackson

Applicant proposes to build new two-story house on vacant lot.

Motion #4: Motion made by Willenberg, 2nd by Cavanaugh to find that the project does not encroach, damage or destroy the environs of the Park Place/Fairview Historic District. Motion carried unanimously (6-0)

17. **MAJOR:** (HPC2005-00033) Environs, Henry J. Allen House
 APPLICANT: McCluggage Van Sickle & Perry
 FOR: 211 N. Clifton

Applicant proposes to build addition to College Hill Elementary School.

Motion #5: Motion by Steiner, 2nd by Cavanaugh to defer this item. Motion carried unanimously (6-0)

18. **MAJOR:** (HPC2005-00035) Environs, Park Place/Fairview Historic District
 APPLICANT: Jesus Becerra
 FOR: 1921 N. Market

Applicant proposes to remove rotted wood floor porch and replace with poured concrete foundation and slab, will reuse porch supports and balustrade.

Motion #6: Motion by Willenberg, 2nd by Edgington to find that the project does not encroach, damage or destroy with environs with a request for staff to meet with the property owner and request that they retain the original porch foundation and use a different material for the porch decking. Motion carried (5-1, Cavanaugh voting No).

19. **MAJOR:** (HPC2005-00036) English Court Apartments, Topeka/Emporia Historic District
 APPLICANT: Transitional Residence Company, LLC
 FOR: 1156-60 N Emporia

Applicant proposes to rehab existing structure using historic tax credits and build new apartment building adjacent to historic building. Grant Gaudreau, developer of the project, attended and answered questions from the board.

Motion #7: Motion made by Edgington, 2nd by Steiner to approve the project at presented with the condition that the design of the new apartment structure be reviewed and approved by the HPB. Motion carried unanimously (6-0).

20. **MAJOR:** (HPC2005-00037) Environs, Bowers House
 APPLICANT: Interfaith Ministries
 FOR: 918 – 940 N. Market

Applicant proposes to develop a low-income housing project using federal monies for demolition of existing structures and construction of new building. The project will require Section 106 Review. No action was taken on this item. It was on the agenda for discussion purposes only and to inform the HPB of the process.

21. **MAJOR:** (HPC2005-00039)
 APPLICANT: Jeff Krehbiel Associates
 FOR: 144 N. Market

Applicant proposes to install modular face brick over existing stucco to blend with the buildings on the north.

Motion #8: Motion made by Edgington, 2nd by Steiner that the project does not encroach, damage or destroy the environs of the Lassen Hotel and requests that staff contact the owners and request them to remove the vertical wood siding and replace with storefront or spandrel glass. Motion carried (5-0, Claire Willenberg abstaining)

ITEM NO. 9 MISCELLANEOUS MATTERS

None

ITEM NO. 10 ADJOURNMENT

Board meeting adjourned at 4:25 pm. Willenberg and Edgington left the meeting at 4:25 p.m.

RE-OPEN BOARD RETREAT DISCUSSIONS IF NECESSARY

Board retreat resumed briefly and adjourned at 4:45 p.m.

Motion #9: Motion made by Steiner, 2nd by Cavanaugh to adjourn the board retreat. Motion carried unanimously (4-0)